

IN RE: PETITION FOR ADMIN. VARIANCE

W/S of Blue Bell Way, 950' S
of centerline of Wake Robin Road
8th Election District
3rd Councilmanic District
(10594 Blue Bell Way)

John & Linda Buck
Petitioners

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*
*

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 99-511-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by John & Linda Buck, property owners, for that property known as 10594 Blue Bell Way in the Cockeysville area of Baltimore County. The Petitioners herein seek a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 504 of the Comprehensive Manual of Development Policies (C.M.D.P.), and Section 301.1.A of the B.C.Z.R., to permit an open projection setback in rear yard of 17 ft. in lieu of the required 22 ½ ft. for a deck, and to amend the previously approved plan and order in Zoning Case #96-441-SPHA, and to amend the last approved final development plan for Lot #39 in Willowbrook. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the

7/22/99

information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22nd day of July, 1999 that a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 504 of the Comprehensive Manual of Development Policies (C.M.D.P.), and Section 301.1.A of the B.C.Z.R., to permit an open projection setback in rear yard of 17 ft. in lieu of the required 22 ½ ft. for a deck, and to amend the previously approved plan and order in Zoning Case #96-441-SPHA, and to amend the last approved final development plan for Lot #39 in Willowbrook, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

ORDER RECEIVED FOR FILING
7/22/99
By [Signature]

[Signature]
TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

July 22, 1999

Mr. & Mrs. John Buck
10594 Blue Bell Way
Cockeysville, Maryland 21030

Re: Petition for Administrative Variance
Case No. 99-511-A
Property: 10594 Blue Bell Way

Dear Mr. & Mrs. Buck:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

ORIGINAL KEEP IN FILE.



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 10594 Blue Bell Way Cockeysville MD
which is presently zoned residential-single family

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B01.2.C.1.b BCR SECT. 504 CMDP AND 301.1.A BCR TO PERMIT AN OPEN PROJECTION SETBACK IN REAR YARD (ATTACHED DECK) OF 17 FT. IN LIEU OF THE REQUIRED 22 1/2 FT. TO AMEND THE PREVIOUSLY APPROVED PLAN AND ORDER IN ZONING CASE # 96-441-SPHA AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN FOR LOT #39 IN WILLOWBROOK.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

John E. Buck

Name - Type or Print

Signature

Linda M. Buck

Name - Type or Print

Signature

10594 Blue Bell Way Cockeysville MD

Address

City

State

Telephone No.

21030

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-511-A

REV 9/15/98

Reviewed By JV

Date 6/17/99

Estimated Posting Date 6/27/99

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 10594 Blue Bell Way
Address
Cockeysville, MD
City State Zip Code 21030

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty): - Reasons the zoning regulations cannot be met on my property:

- A. The property is unique and unusual in that the home is already situated 28'-29' from the rear lot line on an irregular pie-shaped, 25 acre lot. Other lots in the area are much larger.
- B. Strict compliance with BCZR# would be a practical impossibility and represents an unreasonable hardship.
1. A 30' setback would eliminate the possibility of constructing a deck in center of yard.
 2. Failure to grant a variance would be a substantial injustice. Five other homes on the same street were granted a variance on the rear set-back.
 3. Relief can be granted while keeping the "spirit of the ordinance" since there are no neighbors to the rear of property, with a large Forest Buffer Easement.
- C. N/A
- D. The relief requested is in strict harmony with the intent of area regulations.
- E. Granting relief does not impact the surrounding neighbors in any way.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

John E. Buck
Signature
John E. Buck
Name - Type or Print

Linda M. Buck
Signature
Linda M. Buck
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of June, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John E. Buck & Linda M. Buck
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

6-8-99
Date

Frank Lay
Notary Public
My Commission Expires
FRANK LAY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 1, 2003

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 10594 Blue Bell Way
Address
Cockeysville MD 21030
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty): - Reasons the zoning regulations cannot be met on my property:

- A. The property is unique and unusual in that the home is already situated 23'-29' from the rear lot line on an irregular pie-shaped .25 acre lot. Other lots in the area are much larger.
- B. Strict compliance with BCZR# would be a practical impossibility and represents an unreasonable hardship.
1. A 30' setback would eliminate the possibility of constructing a deck in center of yard
 2. Failure to grant a variance would be a substantial injustice. Five other homes on the same street were granted a variance on the rear set-back,
 3. Relief can be granted while keeping the "spirit of the ordinance" since there are no neighbors to the rear of property, with a large Forest Buffer Easement.
- C. N/A
- D. The relief requested is in strict harmony with the intent of area regulations.
- E. Granting relief does not impact the surrounding neighbors in any way.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

John E. Buck
Signature
John E. Buck
Name - Type or Print

Linda M. Buck
Signature
Linda M. Buck
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of June, 99, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John E. Buck & Linda M. Buck
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

6-8-99
Date

Frank Lay
Notary Public
My Commission Expires _____



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10594 Blue Bell Way Cockeysville MD
which is presently zoned residential-single family

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 BOI. 2.C.1.b BCZR, SECT. 504 CMDP AND 301.1.A BCZR TO PERMIT AN OPEN PROJECTION JETBACK IN REAR YARD (ATTACHED DECK) OF 17 FT. IN LIEU OF THE REQUIRED 22½ FT. TO AMMEND THE PREVIOUSLY APPROVED PLAN AND ORDER IN ZONING CASE # 96-441-SPHA AND TO AMMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN FOR LOT # 39 IN WILLOWBROOK.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

John E. Buck

Name - Type or Print

Signature

Linda M. Buck

Name - Type or Print

Signature

10594 Blue Bell Way Cockeysville MD

Address

City

State

Telephone No.

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-511-A

Reviewed By _____ Date _____

Estimated Posting Date _____

REV 9/15/98

511

Zoning Description

Zoning Description for 10594 Blue Bell Way:

Beginning at a point on the West side of Blue Bell Way, which is 50 feet wide at the distance of 950 feet South of the centerline of the nearest improved intersecting street Wake Robin Road, which is 50 feet wide. Being Lot# 39, section B in the subdivision of Willowbrook as recorded in Baltimore County Plat Book Liber# 69, Folio# 75, containing 10,410 square feet. Also known as 10594 Blue Bell Way and located in the 8th Election District, 3rd Councilmanic District.

99-511-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

VL 511 No. 069892

DATE

6/17/99

ACCOUNT

Receivable

AMOUNT

\$ 100.00

RECEIVED FROM:

Buck

FOR:

RV AND AMEND FDP.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

99.511-A

CASHIER'S VALIDATION

PAID RECEIPT

PROCESS

ACTUAL

TIME

6/17/1999

6/17/1999

10:36:26

REG

MS04

CASHIER JACK J.K. DRAWERS

5

Dept

5

528 ZONING VERIFICATION

Receipt #

076571

041N

CR NO.

069892

Receipt Tot

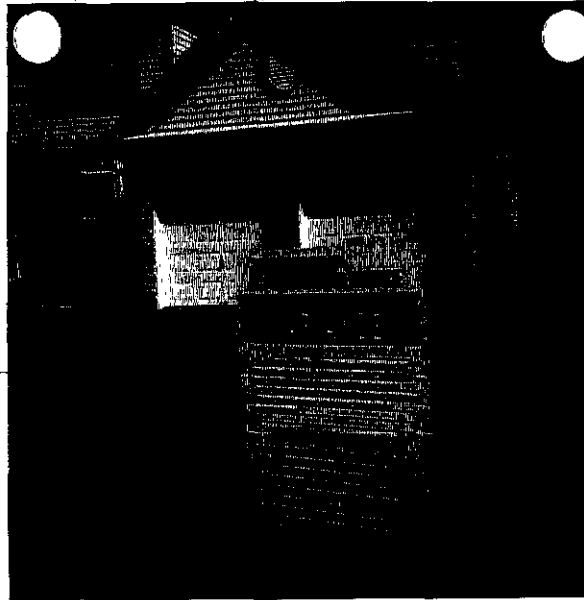
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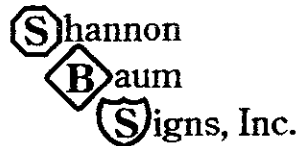
100.00

OK

.00

Baltimore County, Maryland





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105 Competitive Goals Drive -- Eldersburg, Maryland 21784
Phone: (410) 781-4000 Toll Free: 1-800-368-2295 Fax: (410) 781-4673
www.shannonbaum.com

June 24, 1999

Baltimore County Dept. of
Permits and Development Management
County Office Building, Room 111
111 W. Chesapeake Ave.
Towson, MD 21204

To Whom It May Concern:


Please accept this letter as a Certificate of Posting for a Baltimore County zoning sign, as I have run out of your certificates. The following sign was posted on June 24, 1999 by our company.

CASE # 99-511-A

JOHN BUCK
10594 BLUE BELL WAY
COCKEYSVILLE, MD 21030

If you have any questions regarding this posting, please feel free to contact me.

Sincerely,


Stacy Gardner

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 511 -A Address 10594 BLUEBELL WAY

Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/17/99 Posting Date: 6/27/99 Closing Date: 7/12/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 511 -A Address 10594 BLUE BELL WAY

Petitioner's Name JOHN & LINDA BUCK Telephone 410 683 0159

Posting Date: 6/27/99 Closing Date: 7/12/99

Wording for Sign: TO PERMIT TO PERMIT AN OPEN PROJECTION SETBACK IN REAR YARD OF
17 FT IN LIEU OF 22 1/2 FT, TO AMEND THE PRIOR ZONING ORDER AND PLAN IN CASE #
96-441-SPHA AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN FOR
LOT # 39, IN WILLOW BROOK

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 511
Petitioner: BUCK
Address or Location: 10594 BLUE BELL WAY

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN AND LINDA BUCK
Address: 10594 BLUE BELL WAY
COCKEYSVILLE MD. 21030
Telephone Number: 410 683 0159

Revised 2/20/98 - SCJ

99-511-A

7/12
AV

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: July 12, 1999

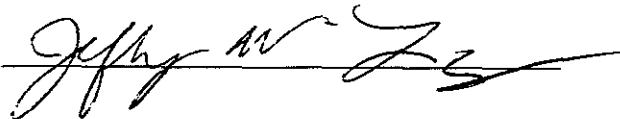
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 507, 510, 511, 512, 513, 515, 518, 521, 522, and 523

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 10594 BLUE BELL WAY COCKEYSVILLE, MD 21030 see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: WILLOWBROOK

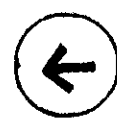
plat book # 69, folio # 75, lot # 39, section # B

OWNER: JOHN E. & LINDA M. BUCK

Case No. 96-441-SPHA

Variances have been granted from Section 1801.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 11.A.5 of the Comprehensive Manual of Development Policies (C.M.D.P.), pursuant to Section 504 of the B.C.Z.R., to 1) permit front building face to property line setbacks, if necessary, of as little as 12 feet for Lots 4, 20 and 40; 15 feet for Lot 5; 21 feet for Lot 18; 13 feet for Lot 19; 20 feet for Lot 22; 22 feet for Lot 29; 10 feet for Lot 41; and 8 feet for Lot 42, all in lieu of the required 25 feet for each; 2) to permit a distance from the rear building face to the rear property line, if necessary, of as little as 23 feet for Lot 37, and as little as 25 feet for Lots 40, 41, 42, and 43, all in lieu of the required 30 feet; 3) to permit a distance between building faces of as little as 13 feet in lieu of the required 16 feet for buildings up to 20 feet in height, if necessary, for Lots 40 and 41; and a distance of as little as 13 feet in lieu of the required 25 feet for buildings with heights greater than 20 feet, if necessary, for Lots 41 and 42; and, 4) from Section 301.1.A of the B.C.Z.R. to permit a distance from a rear deck to a rear property line of as little as 18 feet for Lot 2, if necessary, and as little as 17 feet for Lots 37, 40, 41, 42 and 43, if necessary, all in lieu of the required 22.5 feet for each, subject to the following restrictions:

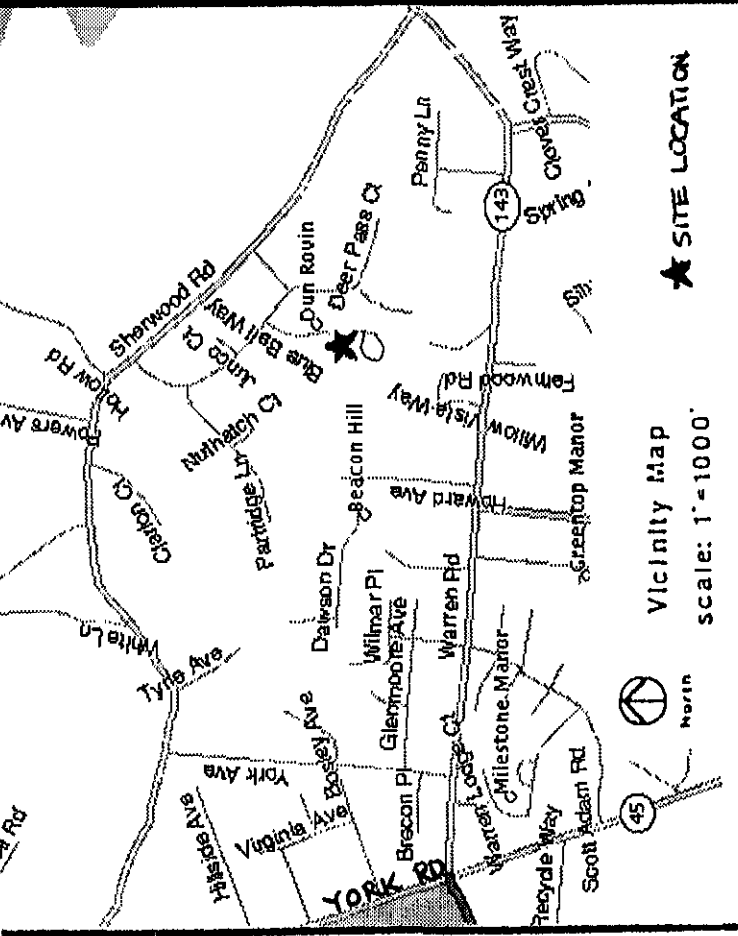
1. The proposed dwelling on Lot 41 shall not have the option of a front porch or family room extension.
2. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



North

date: 6/15/99

prepared by: J. BUCK



LOCATION INFORMATION

Election District: 8TH
Councilmanic District: 3RD
1"=200' scale map#: NW, 17A
Zoning: 3.5
Lot size: .239 acreage 10,410 square feet

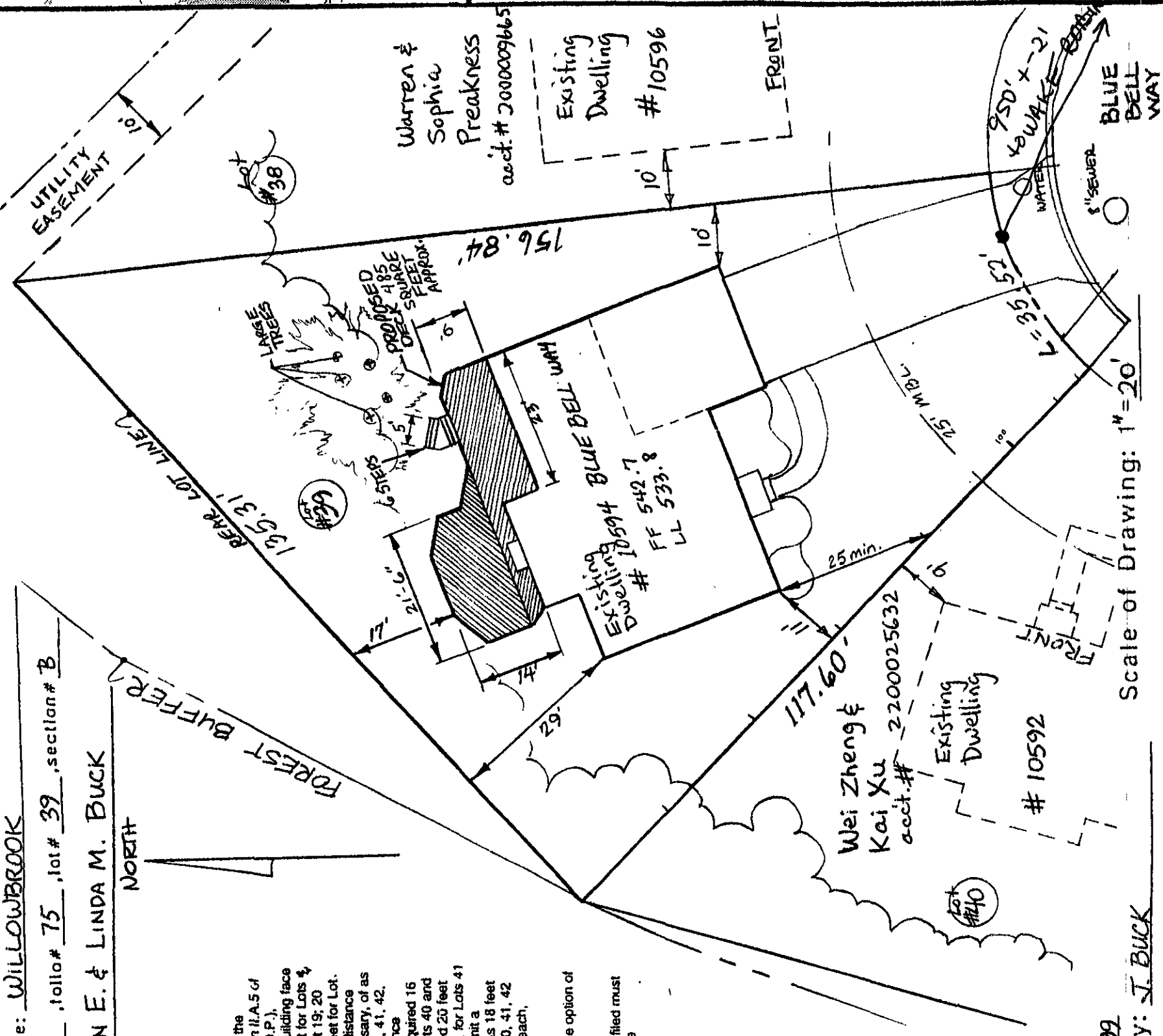
SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: CASE NO. 96-441-SPHA

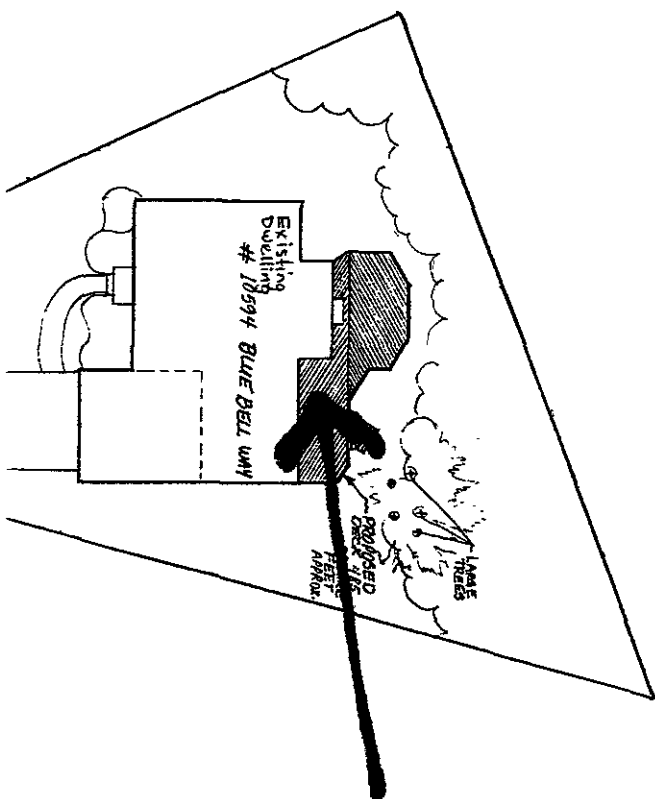
Zoning Office USE ONLY!

reviewed by: JV ITEM #: 511 CASE #:

99-511-A



Scale of Drawing: 1"=20'



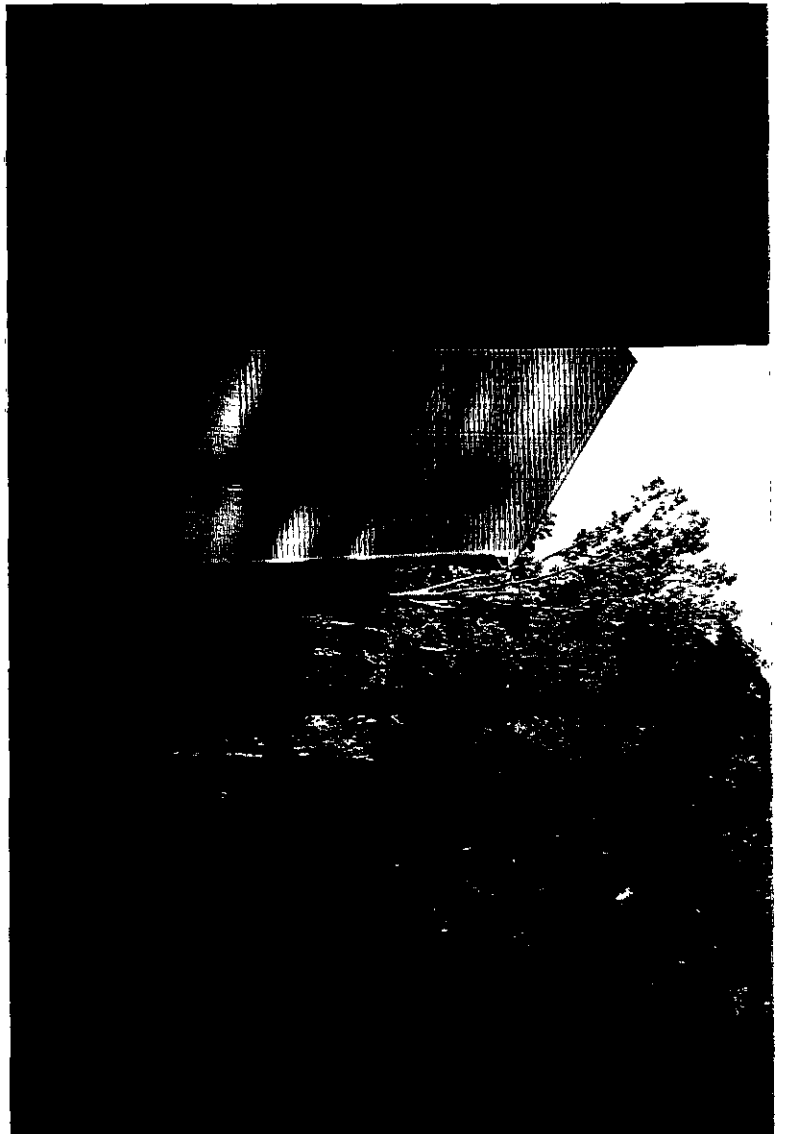
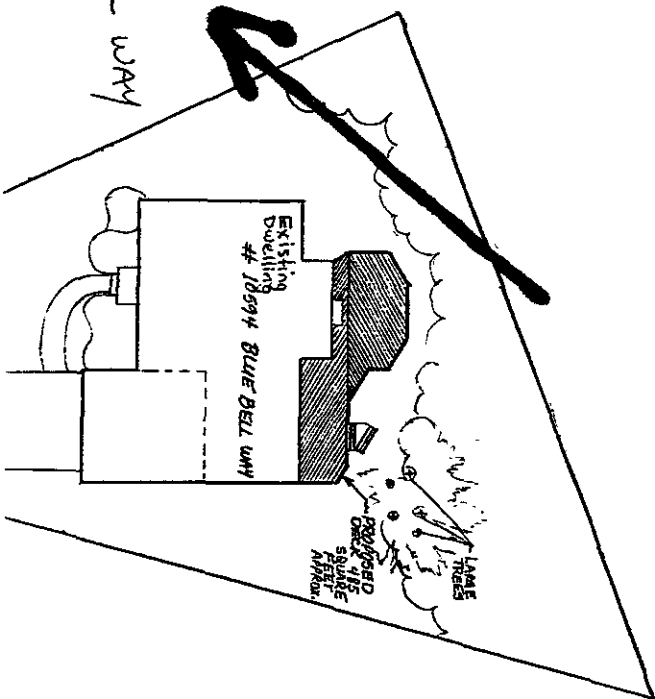
VIEW TOWARDS
DOORWAY ENTRANCE
TO PROPOSED DECK



511

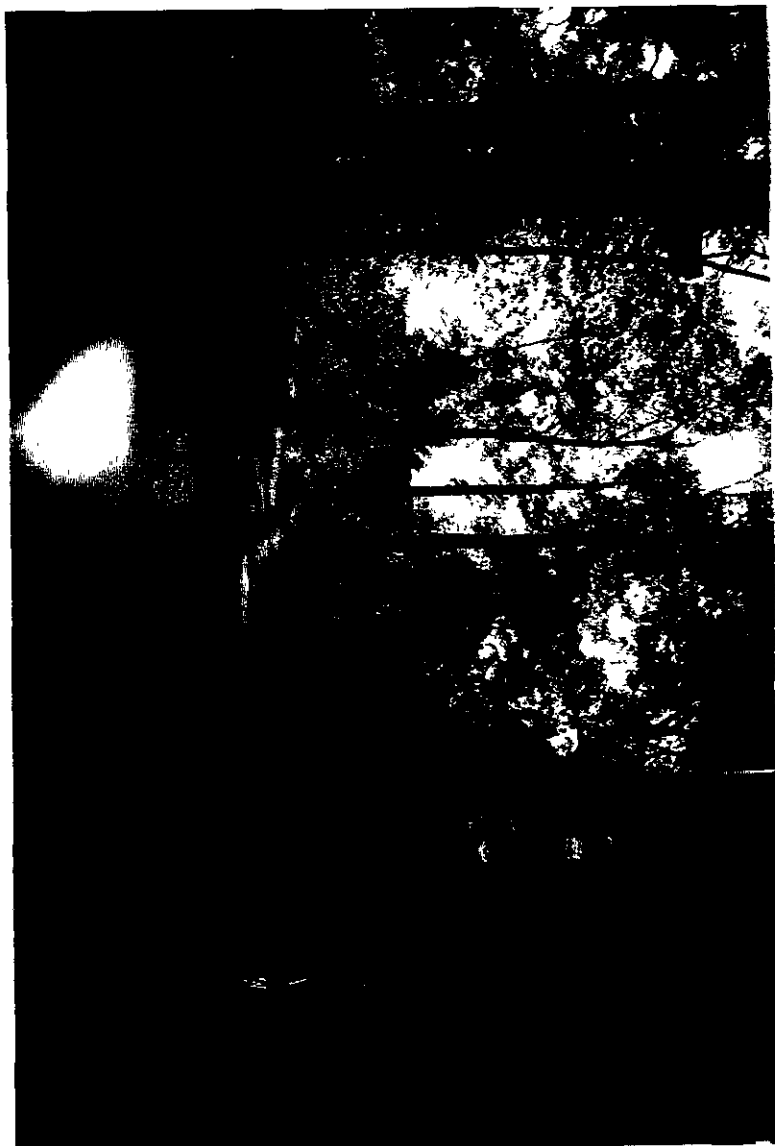
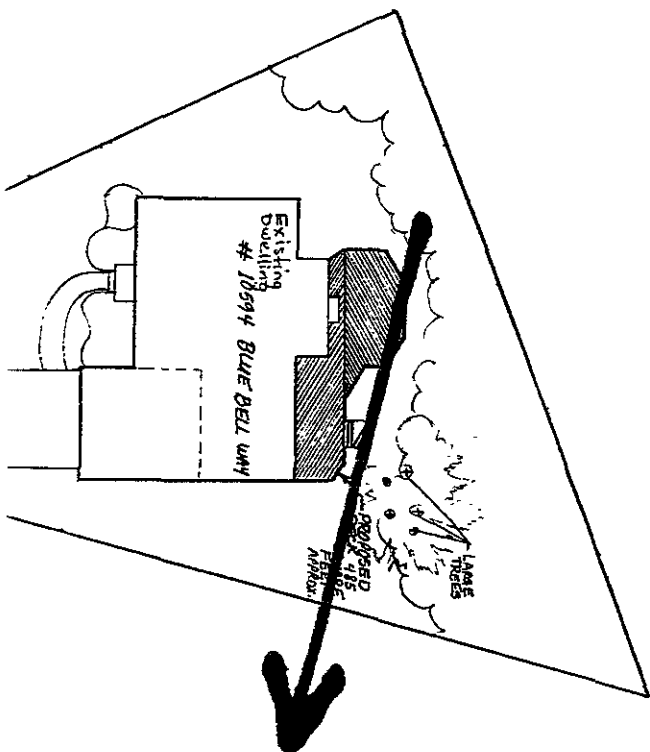
99.511-A

VIEW TOWARD
ADJACENT HOME
AT 10592 BLUE BELL WAY



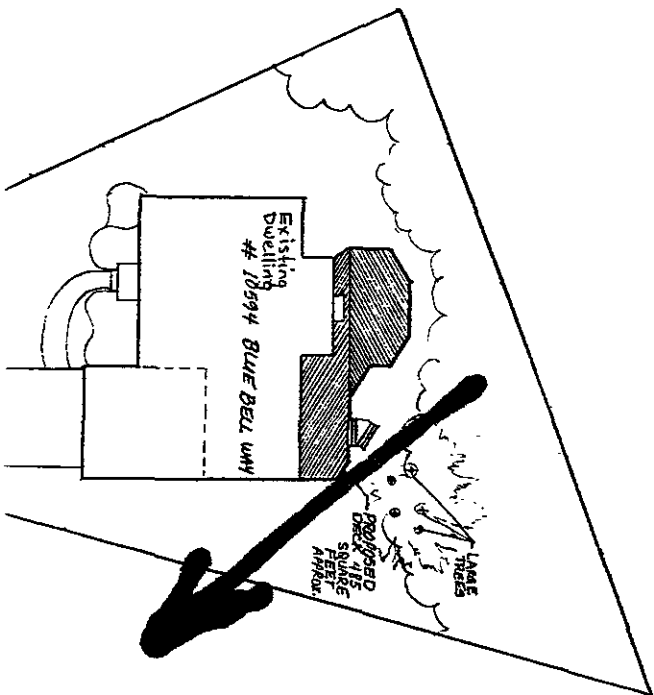
511
44-511-A

VIEW TOWARD ADJACENT
HOME AT 10596
BLUE BELL WAY

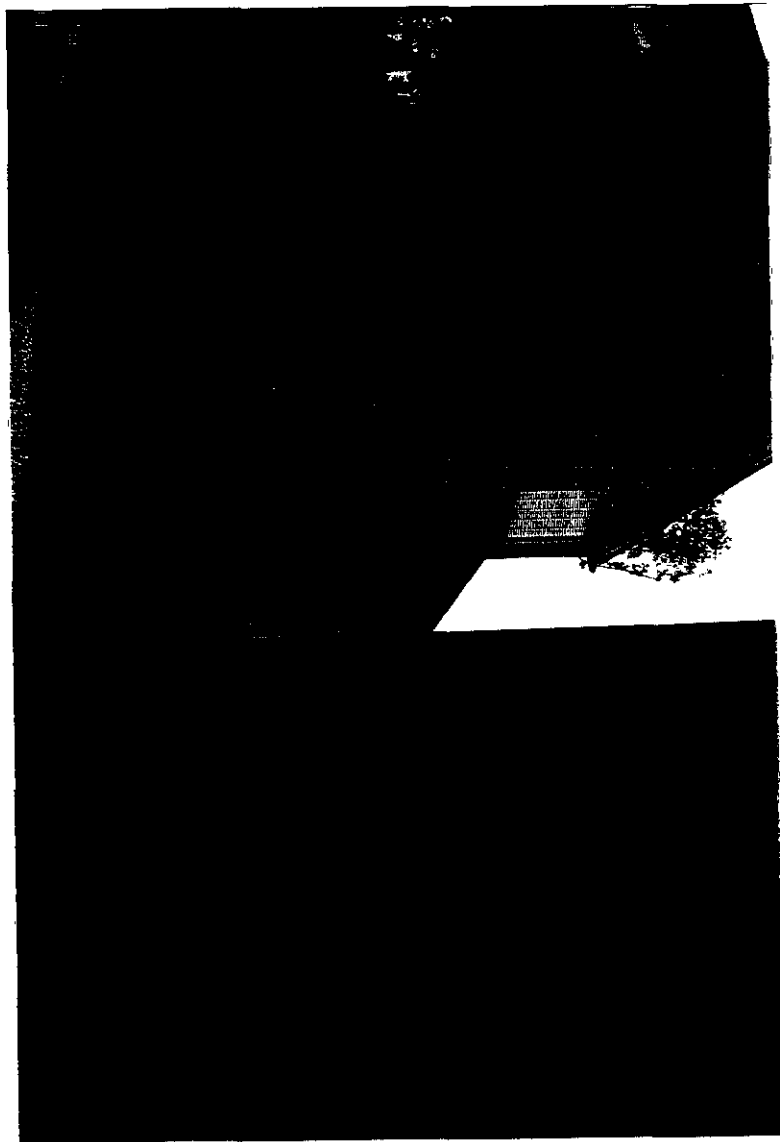


511

99.511-A

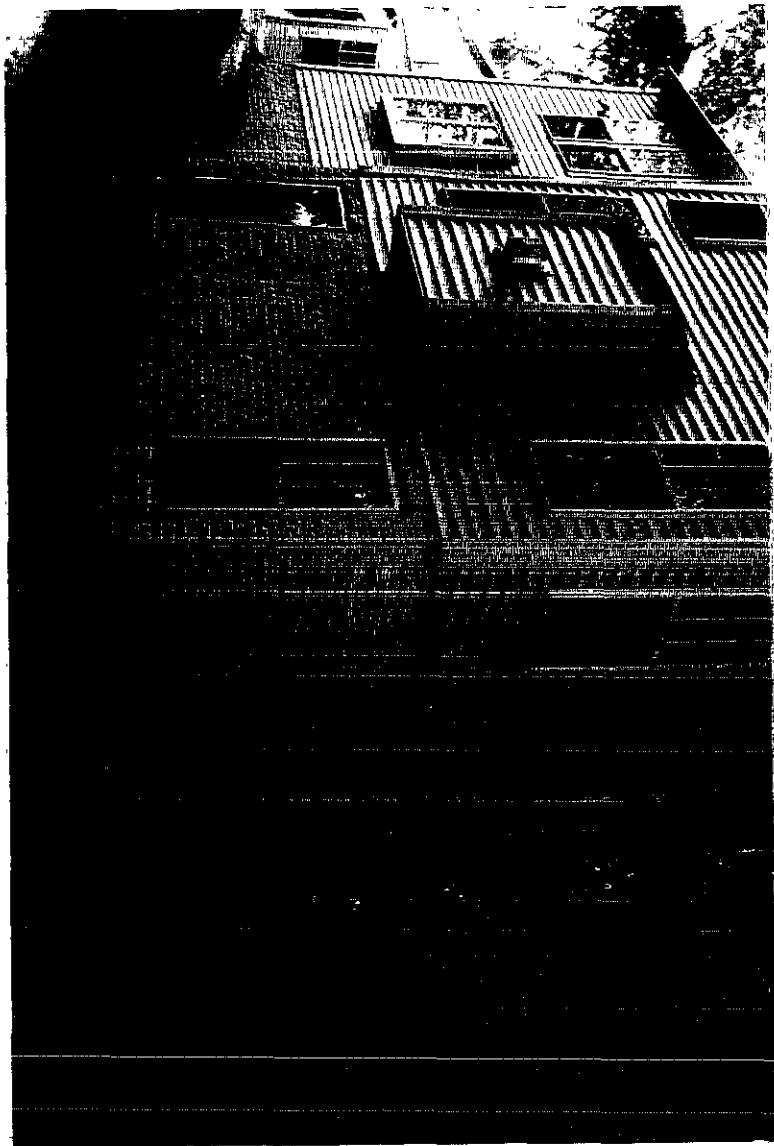
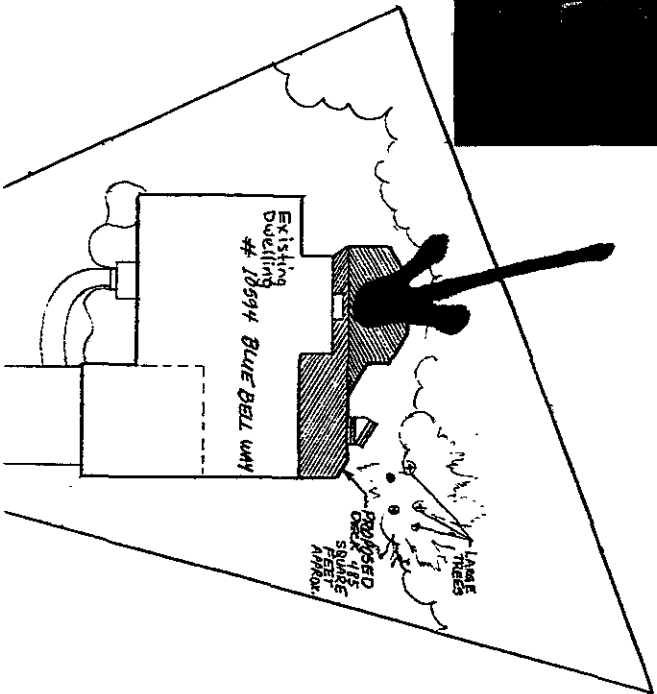
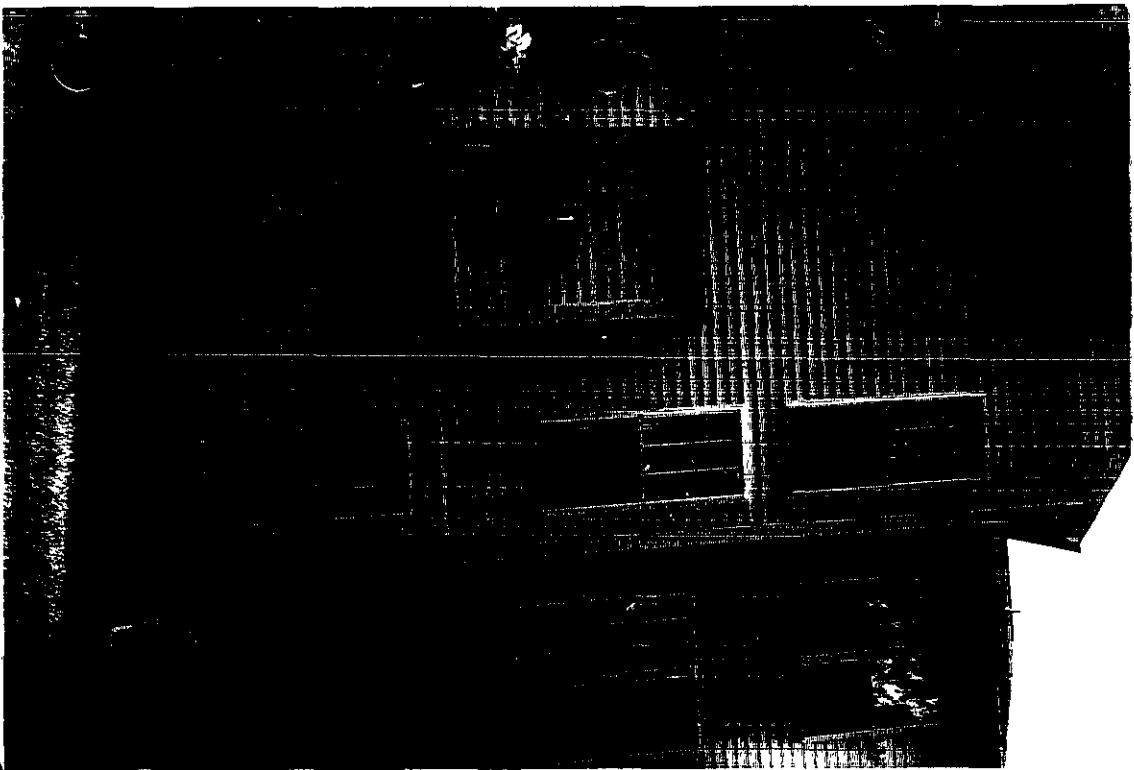


VIEW TOWARDS ADJACENT
HOME AT 10596
BLUE BELL WAY



511

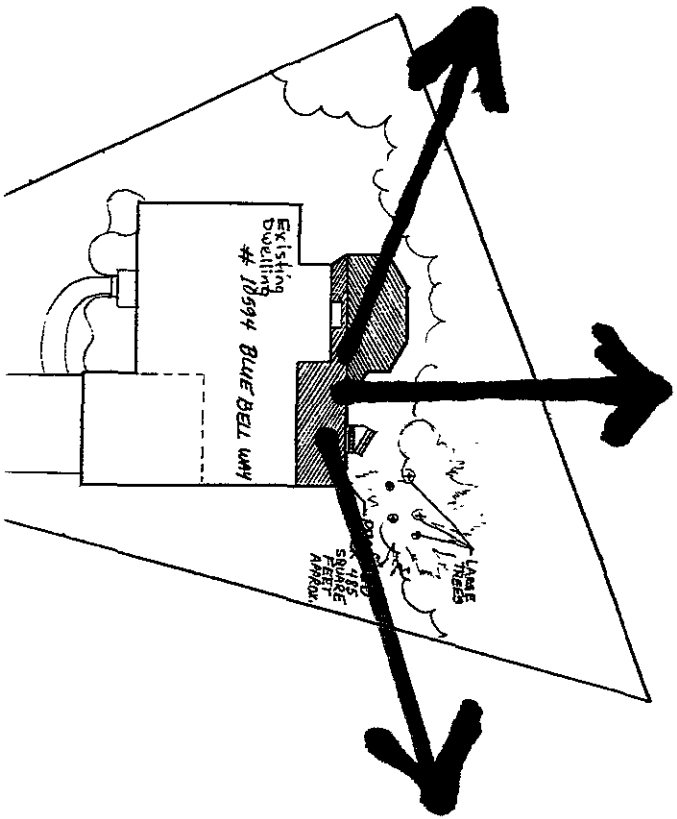
99-511-A



VIEWS IN DIRECTION OF
REAR OF HOME AND
AREA FOR PROPOSED DECK

511

99-511-A

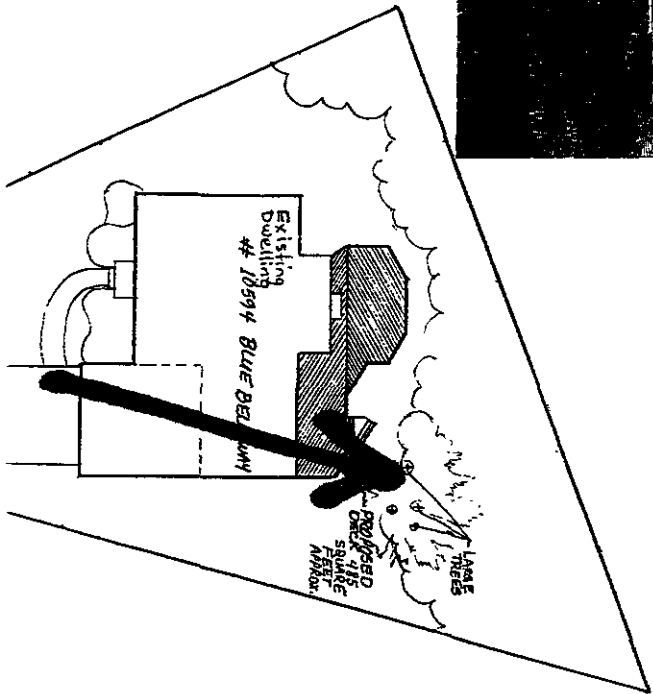
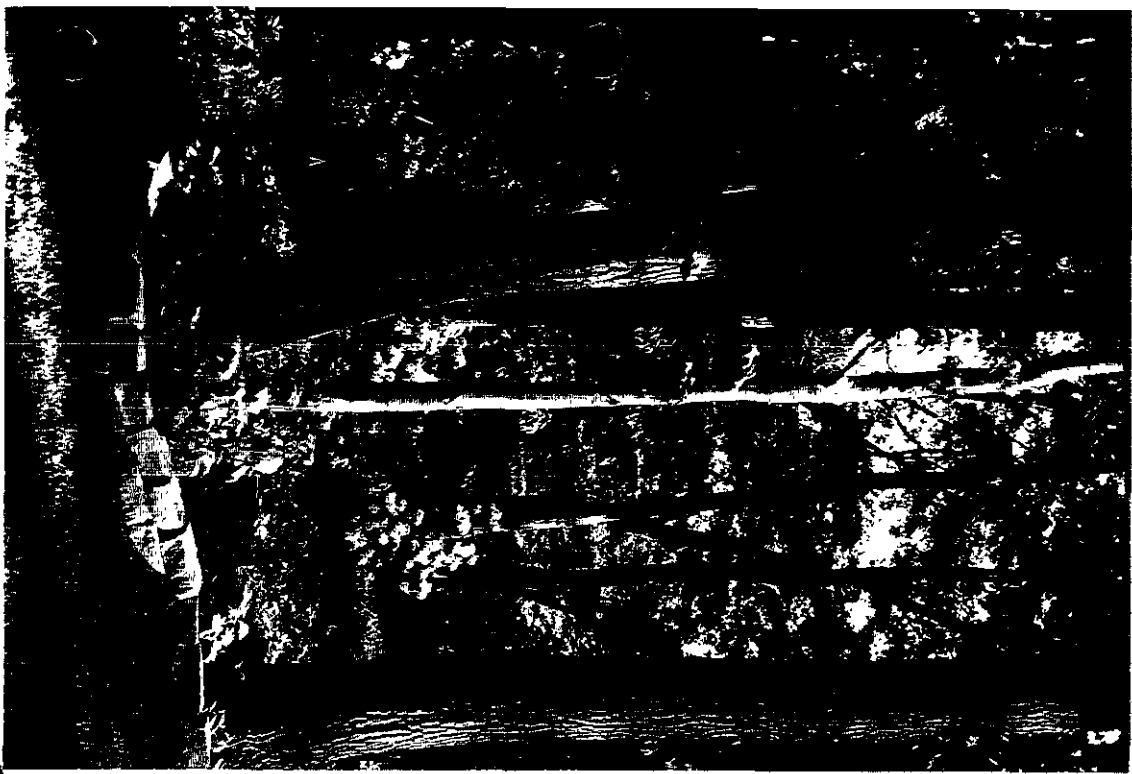


PANORAMIC VIEW
OF REAR YARD

511

99.511-A





VIEW FROM REAR WINDOW
IN DIRECTION OF LARGE
TREES (LOCATED WITHIN
16' OF REAR OF HOME).

511

99-511-A



100-71450

LOCATION		SHEET
COCKEYSVILLE		N.W. 17-A
SCALE	DATE OF PHOTOGRAPHY	
1" = 200' ±	JANUARY 1986	

part of 511

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
99511-A PHOTOGRAPHIC MAP**

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401